



High Ash, Greaves Lane, Draycott in the Clay, DE6 5BY



Set on the idyllic outskirts of Draycott in the Clay is High Ash, a bespoke designed contemporary detached home benefitting from a superb specification of finish throughout, four bedrooms plus playroom/fifth bedroom and south facing gardens. Set at an enviable elevated position enjoying woodland and countryside views to all sides, this beautifully presented detached home received a comprehensive refurbishment in recent years to include a quality refit to all bathrooms, majority new windows, a new central heating system with individually zoned radiators and a convenient remote operated system for the lighting and central heating system.

The deceptively spacious interiors comprise reception hall, spacious lounge with rural

views, a stunning open plan living and dining kitchen with family room, study, utility and cloakroom to the ground floor, with four bedrooms (three doubles) plus a fifth bedroom/playroom serviced by two en suites and a family bathroom off the split level landing. Outside, a sweeping drive provides ample parking and access via an electric entrance door to the garage, with established gardens extending to the front where open views can be appreciated. To the rear are south facing gardens feature ample outside storage space and overlooking open fields to the rear. High Ash is serviced by oil fired central heating and a combination of double and triple glazing.

A few minutes' walk down Greaves Lane takes you to the rural community of Draycott in the

Clay, home to a post office and village shop, two traditional country pubs and a Ofsted rated 'Outstanding' Primary School which feeds into the Oldfields Middle and Thomas Alleyne's High School. A superb range of independent schools also lie within the vicinity, including Smallwood Manor, Denstone College and Repton School. More comprehensive facilities can be found in the market town of Uttoxeter where there is a leisure centre and a wide array of shops and supermarkets, and the location is ideal for access to the A515, A50 and A38. The local train station lies within Uttoxeter, there is a public bus route that runs through the village and the International Airports of Birmingham and East Midlands are both within an easy drive.

- Contemporary Architect Designed Home
- Idyllic Rural Location with Views
- Versatile & Spacious Interiors
- Open Plan Dining Kitchen
- Two Reception Rooms & Study
- Reception Hall, Utility & Cloakroom
- Split Landing with Oak & Glass Staircase
- Four Bedrooms (Three Doubles)
- Fifth Bedroom/Playroom
- Master & Guest En Suites
- Luxury Family Bathroom
- South Facing Gardens with Orchard & Outbuildings
- Ample Parking & Large Garage
- Elevated Position with Stunning Views
- Well Placed for Commuter Routes
- Triple Glazing to Front, Double Glazing to Rear & Oil Fired Central Heating



Reception Hall

A spacious welcome to this individual home, having a Hörmann composite entrance door with dual key and numeric keypad access, solid oak flooring, an oak and glass staircase rising to the first floor accommodation and oak double doors leading into the **Family Room**. Steps rise from the **Reception Hall** to the:

Formal Lounge 5.95 x 4.69m (approx. 19'6 x 15'5)

A spacious and well presented reception room having windows to two sides enjoying countryside and woodland views, sliding doors with a glazed Juliette balcony to the rear aspect and an inset Scandi wood burning stove

Family Room 4.24 x 3.74m (approx. 13'11 x 12'3)

An attractive reception room having oak flooring, inset Jetmaster wood burning stove and an opening into:

Open Plan Dining Kitchen 5.74 x 5.04m (approx. 18'10 x 16'6)

A stunning space comprising a bespoke designed kitchen and formal dining area. The **Kitchen** is fitted with a range of contrasting wall and units with granite worktops over, housing space for an American fridge freezer and a range of integral appliances including Bosch dishwasher, DeDeitrich induction hob with extractor above, Siemens oven and Siemens microwave. The kitchen has a window to the rear and a central island houses an inset sink and further workspace and storage. Oak flooring extends into the **Dining Area** where windows to the side enjoy a rural outlook towards the village and sliding doors open out to the rear garden. There are skylights providing plenty of natural light

Utility

The utility houses fitted wall and base units housing spaces for a washing machine and tumble dryer, with tiled flooring and a window to the side aspect

Study 2.55 x 2.52m (approx. 8'4 x 8'3)

An ideal home office having dual aspect windows enjoying a rural outlook and under floor heating

Cloakroom

Fitted with a modern Porcelanosa suite fitted with wash basin set to vanity unit and WC, with tiled flooring, tiled walls, a heated towel rail and automatic lighting





A feature oak and glass staircase rises to the **First Floor Landing**, where doors open into:

Master Bedroom 7.05 x 2.84m (approx. 23'2 x 9'4)

A spacious principal bedroom having sliding doors with a glazed Juliette balcony to the front aspect enjoying open views and a range of fitted wardrobes with lighting above. A door opens into:

En Suite

Comprising a modern Porcelanosa suite having wash basin set to vanity unit, WC and corner shower with panel controls and rainfall shower head. The en suite has under floor heating, tiled flooring and walls, an obscured window to the side and a heated towel rail

Bedroom Three 3.84 x 3.4m (approx. 12'7 x 11'2)

Another double room having a picture window to the rear aspect

Bedroom Four 3.4 x 2.3m (approx. 11'2 x 7'7)

Having a window to the rear

Luxury Bathroom

Fitted with a high specification Porcelanosa suite comprising wash basin set to vanity unit with sensor mirror above, WC, corner shower with rainfall showerhead and freestanding stone bathtub, having tiled flooring, a window to the front and a heated towel rail

Stairs continue to the second level of the landing where there is a skylight providing plenty of natural light and doors opening into:

Bedroom Two 5.22 x 3.78m (approx. 17'2 x 12'5)

Another spacious bedroom suite having dual aspect windows to the rear and private use of:

En Suite

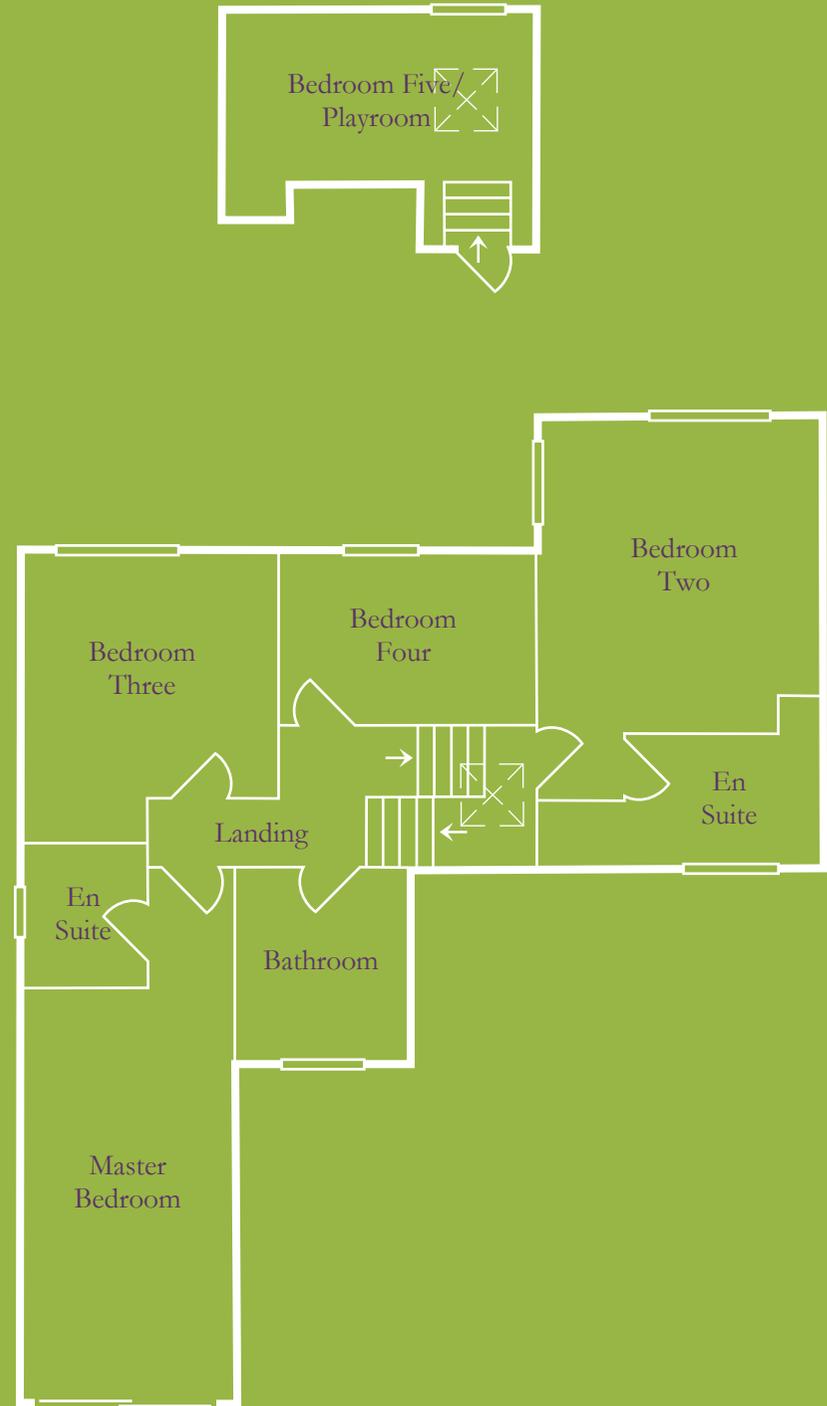
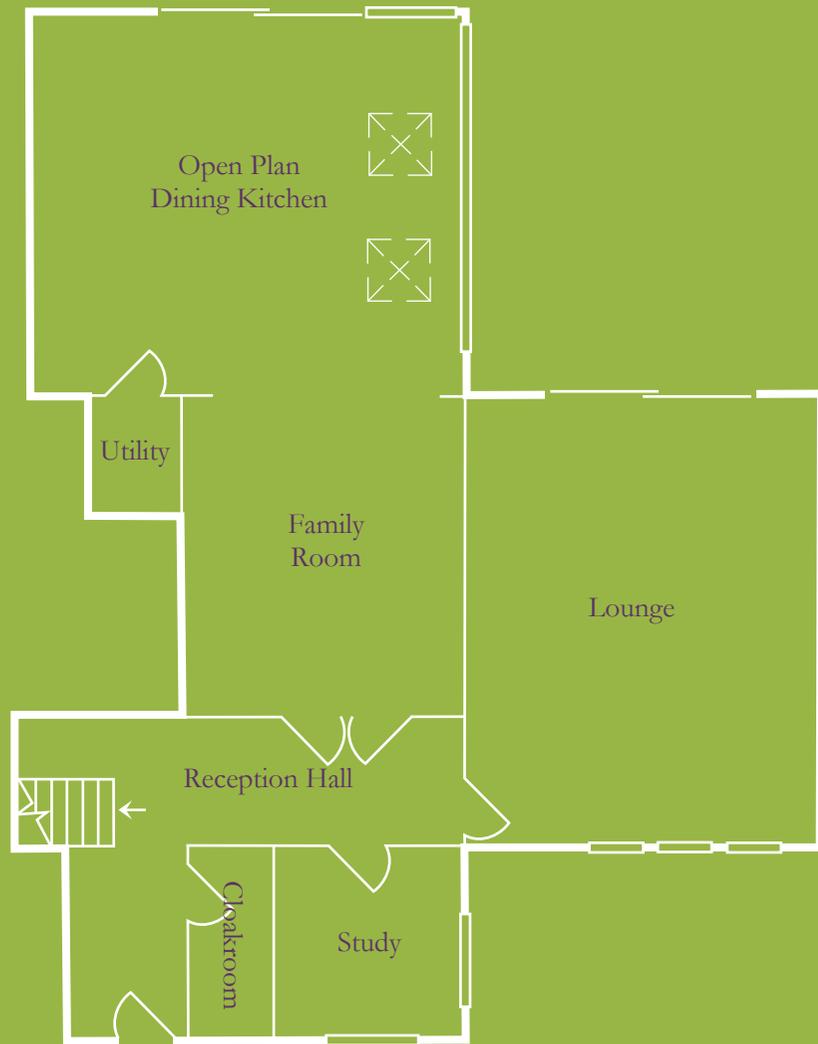
Fitted with a white Porcelanosa suite having wash basin set to vanity unit, WC and double shower, with tiled flooring, tiled splash backs, a heated towel rail, fitted mirror with sensor lighting and a window to the front. A door opens to a loft storage space

Playroom/Bedroom Five 4.12 x 2.3m (approx. 13'6 x 7'7) – restricted head height

A door opens from the landing where steps rise to this versatile space, having a window to the rear, skylight, fitted storage and a door to the loftspace









Outside

High Ash is set at an enviable position on the outskirts of the village beyond a generous frontage. A sweeping driveway providing parking for a number of vehicles to the front aspect as well as access into the garage. Steps rise giving access to the entrance door and there are well tended gardens extending to the front

Garage 5.93 x 4.78m (approx. 19'5 x 15'8)

With power, lighting, windows to two sides, water point and an electric entrance door with numeric keypad entry. The oil fired boiler and hot water cylinder are housed in the garage

South Facing Gardens

Extending to a generous size, the rear garden is laid to a paved terrace with steps rising to shaped lawns edged with stocked borders. There is an elevated deck providing space for outdoor seating and the garden enjoys a picturesque outlook towards the village and over fields to the rear. Both the front and rear aspects benefits from power sockets and lighting and there is a useful wood store and garden shed providing ample outside storage. To one side of the garden is a small orchard home to apple and pear trees



EPC in Progress

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.